

**MINUTES OF THE PLANNING AND ZONING COMMISSION  
OF THE CITY OF GLENN HEIGHTS, TEXAS**

**June 8, 2015**

**STATE OF TEXAS** \*  
**COUNTIES OF DALLAS AND ELLIS** \*  
**CITY OF GLENN HEIGHTS** \*

On 8<sup>th</sup> day of June 2015 the Planning and Zoning Commission of the City of Glenn Heights, Texas convened in a regular meeting at the City Hall, in the Council Chambers at 1938 S. Hampton Road, Glenn Heights, Texas to consider the following items, with these members in attendance:

**BOARD MEMBERS:**

Clark Choate	*	Chairman
Austin Kelley	*	Vice Chairman
Don Williams, Sr.	*	Commissioner
Matt Graska	*	Commissioner
Chikezie Kalu	*	Commissioner
Sheunta Daniels	*	Commissioner

<b>STAFF:</b>	Jeremy Tennant	*	Senior Planner
	Aretha Ferrell-Benavides	*	City Manager

**CONSULTANT:**

Whitt L. Wyatt	*	City Attorney
----------------	---	---------------

<b>ABSENT:</b>	James Jones	*	Commissioner
----------------	-------------	---	--------------

Chairman Choate called the meeting to order at 6:32 p.m.

**INVOCATION:** Commissioner Kelley gave the invocation.

City Manager, Aretha Ferrell-Benavides introduced David Hall, the new Managing Director of Planning and Economic Development.

**AGENDA**

1. Consider and approve the minutes of November 10, 2014.

This item was removed from the agenda.

2. Public hearing and consideration to receive testimony by the applicant for extension of site plan approval for the Wal-Mart NHM (O-07-14) at the intersection of South Hampton road and Farm to Market 664.

Jeremy Tennant, Senior Planner introduced Lauren Nuffer with Kimley-Horn.

Ms. Nuffer addressed the Commission on behalf of Wal-Mart. She explained that the site plan for the proposed Wal-Mart at the corner of Hampton Road and FM 664 was due to expire and Texas Department of Transportation currently has plans to improve FM 664. Wal-Mart does not plan to commence construction of the Store until the TxDOT is complete. As such, Wal-Mart is seeking a site plan approval extension to the completion of the TxDOT Project.

Commissioner Graska moved to deny the request for an extension of site plan for the Wal-Mart NHM (O-07-14) at the intersection of South Hampton Road and Farm to Market 664. Commission Williams made the second. The motion carried with the following vote:

**VOTE: 6 Ayes – Kelley, Williams, Graska, Choate, Kalu, and Daniels**

3. Public hearing and consideration to receive testimony relative to a request by City Council for a Text Amendment to Article XIX, Basic Definitions and Interpretations of the Zoning Ordinance to create a new definition of “Credit Access Businesses” and Article XI, Section 1 Use Charts to require “Credit Access Businesses” to attain a specific use permit in the R Retail District.

Jeremy Tennant, Senior Planner explained that the text amendment is intended to create a use classification which does not currently exists in the Comprehensive zoning Ordinance for a “Credit Access Business”. The new use would be allowed in the R Retail District and would require a Specific Use Permit.

The general definition of a “Credit Access Businesses” is a credit service organization that obtains for a consumer or assists a consumer in obtaining an extension of consumer credit in the form of a deferred presentment transaction or a motor vehicle title loan, as those terms are defined in Section 393.601 of the Texas Finance Code.

Commissioner Graska moved to approve a Text Amendment to Article XIX, Basic Definitions and Interpretations of the Zoning Ordinance to create a new definition of “Credit Access Businesses” and Article XI, Section 1 Use Charts to require “Credit Access Businesses” to attain a specific use permit in the R Retail District. Commissioner Daniels made the second. The motion carried with the following vote:

**VOTE: 6 Ayes – Kelley, Williams, Choate, Graska, Kalu, and Daniels**

4. Public hearing and consideration to receive testimony relative to a request by City Council for a Text Amendment to Article XIX, Basic Definitions and Interpretations of the Zoning Ordinance to require "Pawn Shops" to be a permitted use within a R Retail District.

Jeremy Tennant, Senior Planner explained that the text amendment is intended to remedy the existing conflict between the City's code and the State's regulation regarding pawn shops by allowing pawn shops to be a permitted use within the R Retail District.

Commissioner Graska moved to approve a Text Amendment to Article XIX, Basic Definitions and Interpretations of the Zoning Ordinance to require "Pawn Shops" to be a permitted use within a R Retail District. Commissioner Williams made the second. The motion carried with the following vote:

**VOTE: 6 Ayes – Kelley, Williams, Choate, Graska, Kalu, and Daniels**

5. Public hearing and consideration to receive testimony relative to a request by City Council for a Text Amendment to Article XIX, Basic Definitions and Interpretations of the Zoning Ordinance to create a new definition of "Vapor Shops" and Article XI, Section 1 Use Charts to require "Vapor Shops" to attain a specific use permit in the R Retail District.

Jeremy Tennant, Senior Planner explained that the text amendment is intended to create a use classification which does not currently exists in the Comprehensive zoning Ordinance for a "Vapor Shop". The new use would be allowed in the R Retail District and would require a Specific Use Permit.

A vapor shop is a store used for the sale of electronic cigarettes or substances used in those or similar devices to produce inhalable vapors and in which the sale of other products is incidental.

Commissioner Graska moved to approve a Text Amendment to Article XIX, Basic Definitions and Interpretations of the Zoning Ordinance to create a new definition of "Vapor Shops" and Article XI, Section 1 Use Charts to require "Vapor Shops" to attain a specific use permit in the R Retail District. Commissioner Williams made the second. The motion carried with the following vote:

**VOTE: 6 Ayes – Kelley, Williams, Choate, Graska, Kalu, and Daniels**

Adjournment

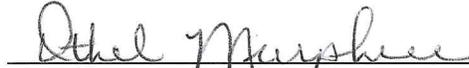
Commissioner Graska moved to adjourn. Commissioner Williams made the second. The motion carried with the following vote:

**VOTE: 6 Ayes – Kelley, Williams, Choate, Graska, Kalu, and Daniels**

Chairman Choate adjourned the meeting at 7:14 p.m.

  
\_\_\_\_\_  
Clark Choate, Chairman

Attest:

  
\_\_\_\_\_  
Othel Murphree, City Secretary

Passed and approved the 20 day of July, 2015.